

# SOUTH WALTHAM FOREST LEYTON STRATEGIC LOCATION

## 05.10

### WHIPPS CROSS UNIVERSITY HOSPITAL

#### Study Site Overview

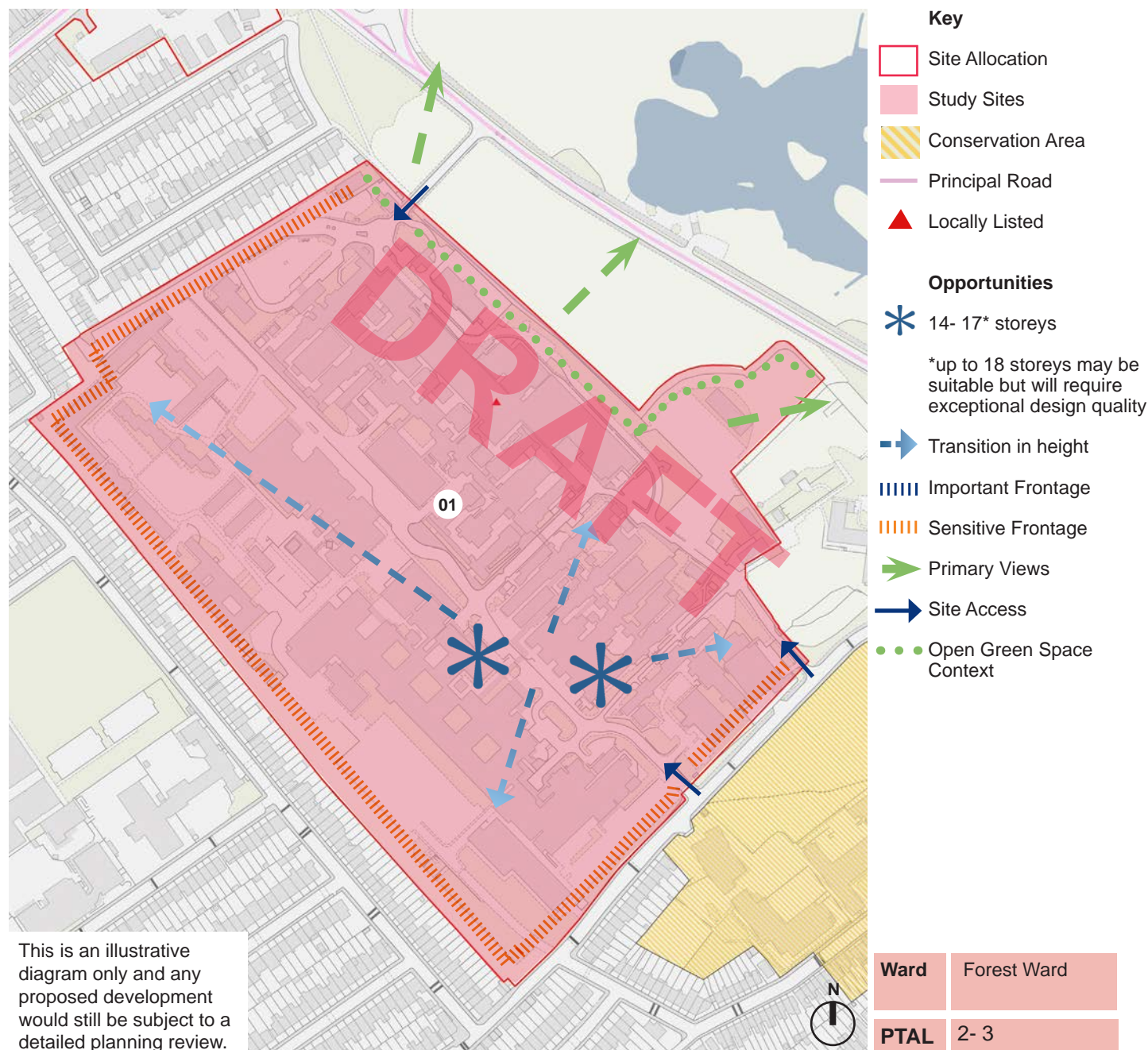


Fig.: Whipps Cross University Hospital Street Map

**05.10.1 Location:** This site is located to the south west of Whipps Cross Road. It is currently occupied by the Whipps Cross hospital campus. It sits within the Whipps Cross Strategic Location – identified in the draft Local Plan (2020-2035) as a key area for development and investment in the borough.

Immediately to the north and east of the site is Epping Forest North, which is designated as Metropolitan Green Belt and a Site of Importance for Nature Conservation (SINC). Bordering the site to the south east is the Leytonstone Conservation Area. Within the site boundary is the locally listed Whipps Cross Hospital building. To the south of the site, within the Leytonstone Conservation Area is the Grade II listed Church of

St Andrew, and the locally listed Leytonstone School. Within the site there is a number of trees with Tree Protection Orders.

The site is some distance from the nearest train station, but well served by a number of bus routes. As a result, it has a Public Transport Accessibility Level (PTAL) rating of 2-3, on a scale of 0 (no connectivity) to 6b (high connectivity).

**05.10.2 Context:** As described above, Epping Forest North is located to the east of the site. This is an extensive wooded and green landscape. The built context surrounding the rest of the site consists of fine grain rows of terraced housing laid out in a generally unbroken, orthogonal grid. The hospital site represents by far the largest disruption to this grid and prevents connectivity across the area. In general, existing building heights on the site itself range from one to four storeys. Surrounding building heights tend to be around two storeys, with occasional exceptions such as Leytonstone School, which rises to five storeys.

**05.10.3 Opportunities:** Redevelopment of the site offers the opportunity for high quality intensification (transformation), including the provision of a new, state of the art hospital, social care facilities, new homes, cultural and commercial uses. It also offers the opportunity to significantly enhance the public realm setting of the hospital and connectivity within the surrounding area. Further, there is the opportunity to:

- provide landmark buildings marking the location of the hospital and new mixed use neighbourhood;
- aid wayfinding and navigation around the borough in relation to this key destination;
- enhance the setting of the adjacent Leytonstone Conservation Area and preserve and enhance the locally listed buildings on the site; and
- allow for the site's potential to be fully realised.

**05.10.4 Sensitivities:** The following elements of the surrounding context would be sensitive to increased height:

- statutory and locally listed buildings and their settings;
- Leytonstone Conservation Area and its setting;
- adjacent residential properties, particularly along Peterborough Road, James Lane, Fulready Road, Halford

## Summary of Illustrative Scenario

**05.10.7 Illustrative skyline:** Redevelopment of this site must respond appropriately to the fact it is found within a Strategic Location and its significant, transformative potential, including the delivery of a new hospital. It is however important that development on this site also responds to the sensitivities in the surrounding context, including the biodiversity of the forest, the heritage sensitivities and the proximity of existing homes and schools. The illustrative scenario therefore tests a general shoulder height across the site of three- to nine-storeys, stepping up to two potential taller buildings of 10- to

Road and West End Avenue;  
- Epping Forest North SINC and Metropolitan Open Land.

**05.10.5 Key views:** This Skyline Study assesses the impact of an illustrative composition of building heights on the study site in 11 key views (identified in Figure x.xx) to review the impact of potential development on these sites on the existing character and townscape of the surrounding context, in long-range, mid-range and immediate views.

**05.10.6 Important borough views:** The site does not sit within any important borough views identified in the LBWF Characterisation and Intensification Study (2019).

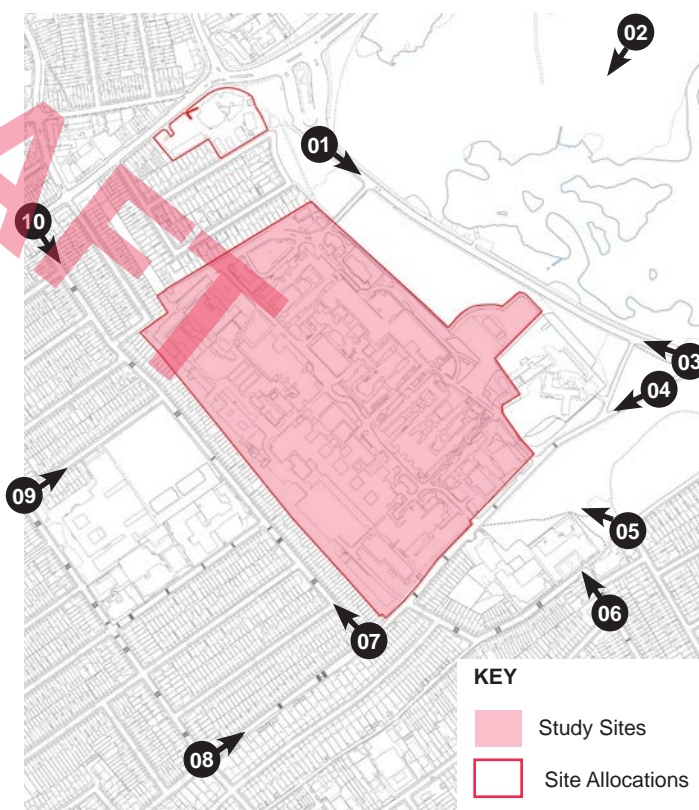


Fig.: Whipps Cross University Hospital Key Views

17-storeys towards the centre of the site (this study uses 17-storeys), in the least sensitive location. Heights of up to 18 storeys may be suitable but will require exceptional design quality

Generally, the site allows for such an increase in height due to:

- its location within the Whipps Cross Strategic Location;
- the generous size of the site, allowing for tall buildings to be located some distance from sensitive settings; and
- the potential for a major new hospital, commercial and cultural



uses on the site, warranting a landmark presence on the skyline to aid wayfinding and navigation.

Redevelopment of the site must avoid harmful overshadowing that would compromise the comfort and enjoyment of surrounding public open space, private or communal outdoor spaces and private amenity of any neighbouring properties.

## Key Views



Key View 01: Whipps Cross Road looking south east

## Illustrative Views



Illustrative Key View 01: Whipps Cross Road looking south east



Key View 02: Hollow Ponds looking south west



Illustrative Key View 02: Hollow Ponds looking south west



Key View 03: Whipps Cross Road looking north west



Illustrative Key View 03: Whipps Cross Road looking north west



Key View 04: James Lane looking south west



Illustrative Key View 04: James Lane looking south west



Key View 05: Forest Glade footpath looking north west



Illustrative Key View 05: Forest Glade footpath looking north west





Key View 06: Colworth Road looking north west



Illustrative Key View 06: Colworth Road looking north west



Key View 07: Peterborough Road looking north east



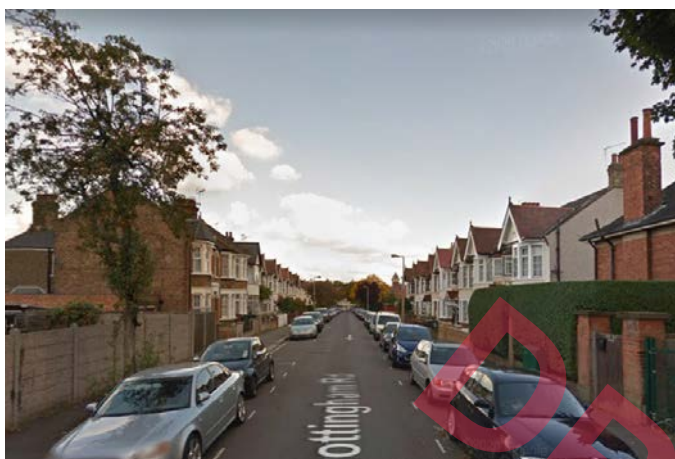
Illustrative Key View 07: Peterborough Road looking north west



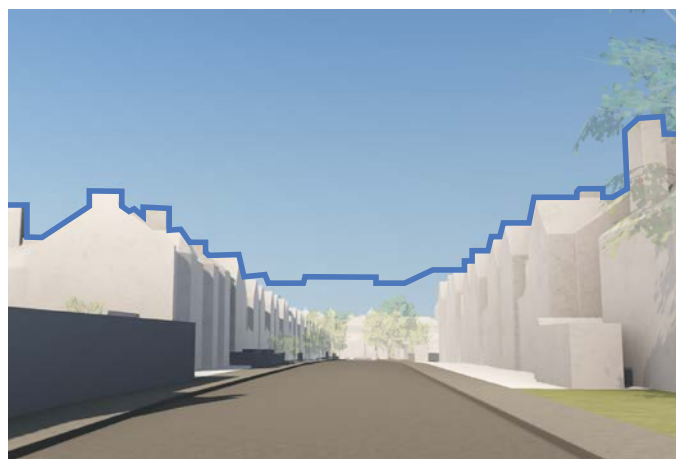
Key View 08: James Lane looking north west



Illustrative Key View 08: James Lane looking north east



Key View 09: Nottingham Road looking north east



Illustrative Key View 09: Nottingham Road looking north east



Key View 10: Peterborough Road looking south east



Illustrative Key View 10: Peterborough Road looking south east

## Summary Table

Site	Character of Intensification	Shoulder heights	Recommended range of heights for Taller Buildings	Recommended range of heights for Tall Buildings
01 Whipps Cross University Hospital	Transformation	3- 9 storeys <i>Illustrative views test</i> 3- 9 storeys	10- 17 storeys <i>Illustrative views test</i> 17 storeys	18 storeys may be suitable but will require exceptional design quality.



# SOUTH WALTHAM FOREST LEYTON GREEN/ BAKERS ARMS STRATEGIC LOCATION

## 5.11

### Bakers Arms

#### Study Site Overview



Fig.: Bakers Arms Street Map

Key		Opportunities		Ward	Leyton Ward
<div></div>	Site Allocation	<div></div> Locally Listed	<div></div> 18 storeys	PTAL	5 and 6a
<div></div>	Study Sites	<div></div> Listed	<div></div> 10- 14 storeys		
<div></div>	District Centre	<div></div>	<div></div> Important Frontage		
<div></div>	Principal Road	<div></div>	<div></div> Sensitive Frontage		
			<div></div> Pedestrian Route		

**5.11.1 Location:** This group of sites is located around Leyton Green and along High Road Leyton– a bustling high street and major traffic thoroughfare. The sites sit within the Bakers Arms and Leyton Green Strategic Location – identified in the draft Local Plan (2020-2035) as a key area for development and investment. Two of the three sites also sit within the District Centre.

The Tesco Store site allocation is bound to the north by the Bakers Arms Conservation Area (CA). There are a number of heritage buildings in close proximity including the Grade II-listed 807 Leyton High Road and the locally-listed King William IV Public House and Former Woolworths Building.

The sites are all within walking distance of Leyton Midland Overground station giving an excellent Public Transport Accessibility Level (PTAL) rating ranging from 5 to 6a on a scale of 0 (no connectivity) to 6b (high connectivity).

**5.11.2 Context:** The surrounding neighbourhood is characterised by a fine urban grain and is predominantly two- to four-storey terrace houses. The area immediately surrounding Leyton Green in contrast, is characterised by a variety of building heights – ranging from two-storeys to nine- and 11-storey buildings. The taller buildings mark Leyton High Road's junction with Leyton Green Road and provide waymarking landmarks on the skyline. They are reinforced by wide streets and the Green itself. There is an opportunity to

enhance this skyline by improving its coherence and identifying Bakers Arms as an attractive crossroads and destination to live, work and shop.

**5.11.3 Opportunities:** Redevelopment of these sites offers the opportunity for high-quality intensification (transition and transformation) that will enhance, and deliver growth around, Bakers Arms and Leyton Green. This should enable the provision of new homes, commercial and office space, public space and amenity space, including:

- new landmark buildings around Leyton Green, enhancing the area's skyline and sense of arrival,
- re provision and improvement of the existing Leyton Leisure Centre;
- creation of new, key frontages along High Road Leyton, providing greater activation to the local high street,
- provision of a new access route connecting High Road Leyton to Ely Road through the Leyton Bus Depot site - subject to re provision of the bus depot elsewhere within the borough,
- creation of a residential street frontage on the north-eastern side of Ely Road.

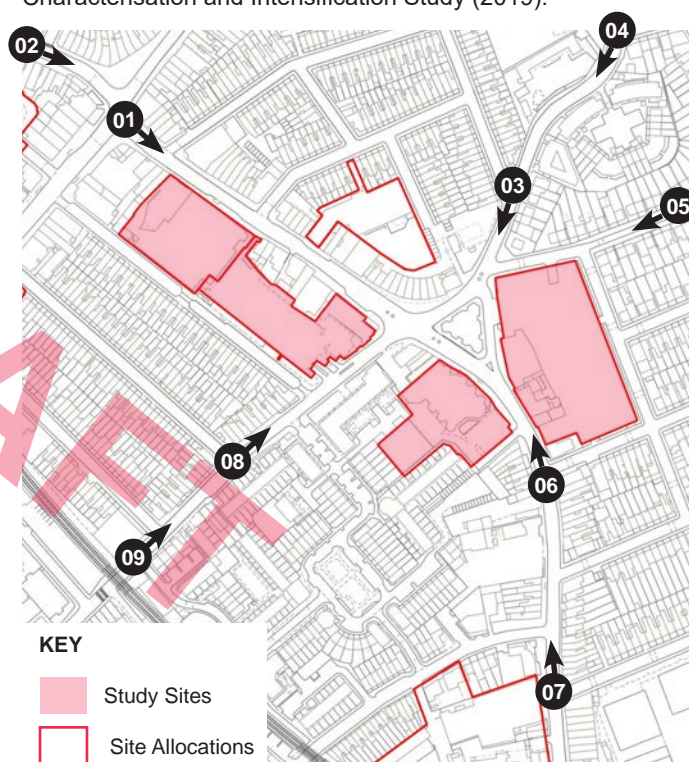
**05.11.4 Sensitivities:** The following elements of the surrounding context would be sensitive to increased height:

- Bakers Arms Conservation Area and its setting,
- the adjacent locally- and nationally-listed heritage assets and their settings,
- surrounding residential properties.

**05.11.5 Key views:** This Skyline Study assesses the impact of an illustrative composition of building heights on the study sites in nine key views (identified in Figure x.xx) to review the impact of potential development on these sites on the existing

character and townscape of the surrounding context, in long-range, mid-range and immediate views.

**05.11.6 Important borough views:** The sites are not within any important borough views identified by the LBWF Characterisation and Intensification Study (2019).



**Fig.: High Road Leyton Station Key Views**

## Summary of Illustrative Scenario

**05.11.7 Illustrative skyline:** Redevelopment of these sites must respond appropriately to the scale of the adjacent residential properties and the character of Leyton Green. The Tesco site is appropriate for a typical shoulder height of three- to five-storeys (this study uses three- to five-storeys); the Leyton Leisure Lagoon of two- to five-storeys (this study uses two- to five-storeys); and the Leyton Bus Depot of three- to nine-storeys (this study uses three- to eight-storeys). The Tesco and Leyton Leisure Lagoon sites have been identified as appropriate for tall buildings of ten- to 14-storeys (this study uses 14-storeys), positioned on the corner of each site and fronting onto Leyton Green. The Leyton Bus Depot has been identified as appropriate for a tall building of 18-storeys (this study uses 18-storeys) – positioned on the north-west corner of the site and also along Leyton Green.

These sites allow for such an increase in height due to:

- their location on High Road Leyton and
- their clustering around Leyton Green,

- their location within the Bakers Arms and Leyton Green Strategic Location,
- their surrounding context including existing buildings of height.,
- the opportunity to bring existing buildings of height into a new, cohesive skyline.

The increase in height would enhance Leyton Green's distinctive character by adding definition and cohesion to the streetscape and skyline. It would provide new, high quality landmarks around the Green, providing way finding and place making to the High Road Leyton-Leyton Green Road junction.

Redevelopment of these sites must avoid harmful overshadowing that would compromise the comfort and enjoyment of the Green or residential properties and their amenity space. Height should be set away from existing residential properties and should step down to the surrounding context.



## Key Views



Key View 01: High Road Leyton looking south east

## Illustrative Views



Illustrative Key View 01: High Road Leyton looking south east



Key View 02: Hoe Street looking south east



Illustrative Key View 02: Hoe Street looking south east



Key View 03: Fulborne Road looking south



Illustrative Key View 03: Fulborne Road looking south



Key View 04: Leyton Green Road looking south west



Illustrative Key View 04: Leyton Green Road looking south west



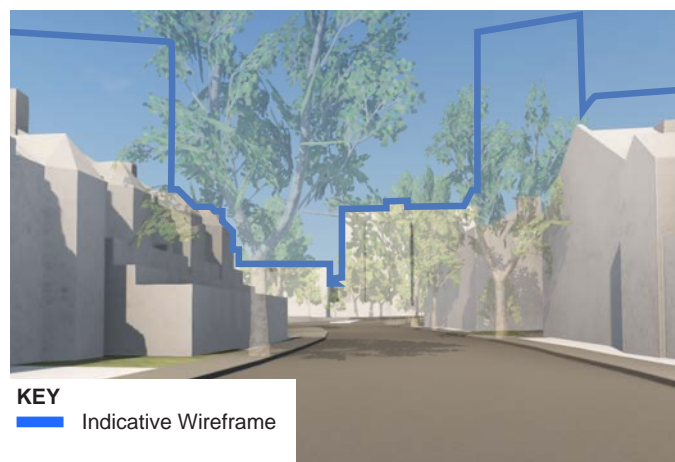
Key View 05: Leyton Green Road/ Matlock Road looking south west




Illustrative Key View 05: Leyton Green Road/ Matlock Road looking south west



Key View 06: High Road Leyton looking north



KEY  
 Indicative Wireframe

Illustrative Key View 06: High Road Leyton looking north





Key View 07: High Road Leyton looking north



Illustrative Key View 07: High Road Leyton looking north



Key View 08: Capworth Street/ Bromley Road looking north east



Illustrative Key View 08: Capworth Street/ Bromley Road looking north east



Key View 09: Capworth Street looking north east



Illustrative Key View 09: Capworth Street looking north east

## Summary Table

Site	Character of Intensification	Shoulder heights	Recommended range of heights for Taller Buildings	Recommended range of heights for Tall Buildings
<b>01</b> Tesco, Bakers Arms	Transition	3- 5 storeys <i>Illustrative views test</i> 3- 5 storeys	6- 9 storeys <i>Illustrative views test</i> 6 storeys	10- 14 storeys <i>Illustrative views test</i> 14 storeys
<b>02</b> Leyton Bus Depot* subject to relocation of bus depot elsewhere in the borough	Transformation	3- 9 storeys <i>Illustrative views test</i> 3- 8 storeys	10- 17 storeys <i>Illustrative views do not include</i>	18 storeys <i>Illustrative views test</i> 18 storeys
<b>03</b> Leyton Leisure Lagoon	Transition	2- 5 storeys <i>Illustrative views test</i> 2- 5 storeys	6- 9 storeys <i>Illustrative views test</i> 6- 8 storeys	10- 14 storeys <i>Illustrative views test</i> 14 storeys



# SOUTH WALTHAM FOREST BAKERS ARMS STRATEGIC LOCATION

## 05.12

### Stanley Road Car Park

#### Study Site Overview

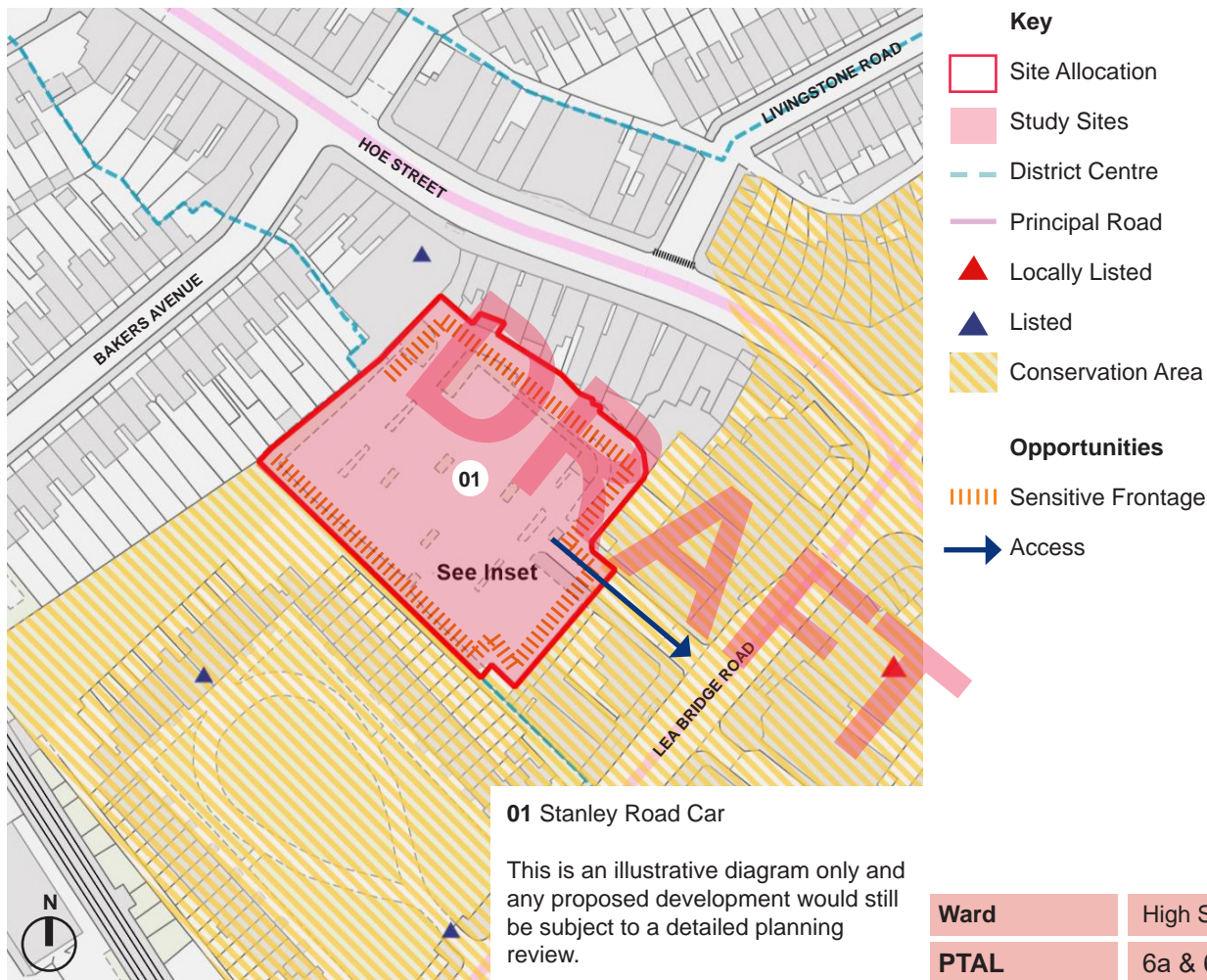


Fig.: Stanley Road Car Park Street Map

**05.12.1 Site:** This site is located at the end of Stanley Road – a small offshoot from Lea Bridge Road, to the west of the High Road Leyton/ Hoe Street junction. The site sits within a District Centre and the Bakers Arms and Leyton Green Strategic Location – identified in the draft Local Plan (2020-2035) as a key area for development and investment.

The site is just outside the Bakers Arms Conservation Area (CA) and there are a number of heritage buildings nearby. This includes the Grade II-listed Bakers Arms almshouses directly bounding the site to the south-west, the Grade II-listed Former Empress Cinema bounding the site to the north-west, and the locally-listed Former Woolworths Building on the other side of Lea Bridge Road.

The site is within walking distance of Walthamstow Central station, Walthamstow Queen's Road Overground station and Leyton Midland Overground station, giving it an excellent Public

Transport Accessibility Level (PTAL) rating ranging from 6a to 6b, on a scale of 1a (low connectivity) to 6b (high connectivity).

**05.12.2 Context:** The site's surrounding context is predominantly made up of two- to four-storeys. Buildings, especially the shopfronts, are agenerally flush with the back edge of the pavement, contributing to the area's sense of uniformity and enclosure. Against this intimate and built-up setting, the use of this Stanley Road site as a car park is a disruption to Baker's Arms' tight urban grain – a character protected by the Conservation Area wrapping around the site's southern edges.

**05.12.3 Opportunities:** Redevelopment of this site offers the opportunity for sensitive, high-quality new homes and new amenity space, which is woven into the area's fine urban grain and intimate setting.

## SOUTH WALTHAM FOREST BAKERS ARMS STRATEGIC LOCATION

**05.12.4 Sensitivities:** The following elements of the surrounding context would be sensitive to increased height:

- the surrounding Conservation Area and nationally- and locally-listed heritage assets adjacent to the site and their settings,
- surrounding residential properties, including the neighbouring developments on all sides with windows looking out onto the site.

**05.12.5 Key views:** This Skyline Study assesses the impact of an illustrative composition of building heights on the study sites in eight key views (identified in Figure x.xx) to review the impact of potential development on these sites on the existing character and townscape of the surrounding context, in long-range, mid-range and immediate views.

**05.12.6 Important borough views:** The site is not within any important borough views identified by the LBWF Characterisation and Intensification Study (2019).

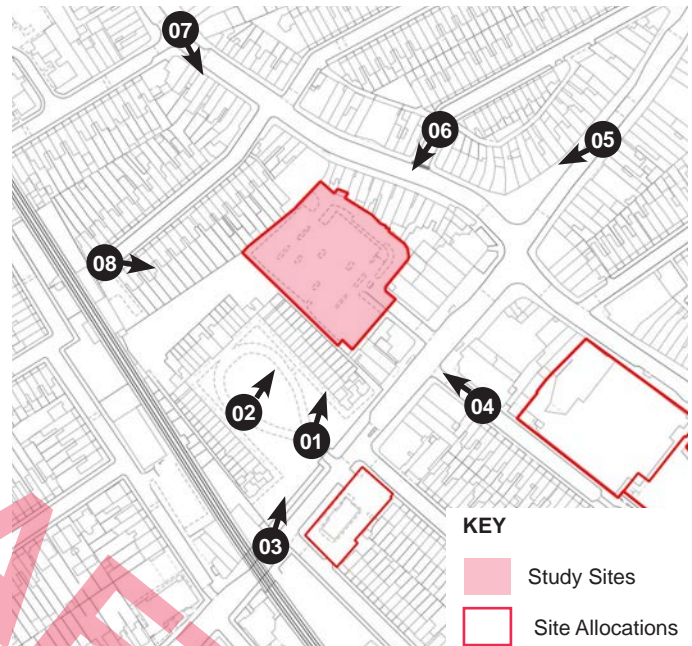


Fig.: Stanley Road Key Views

### Summary of Illustrative Scenario

**05.12.7 Illustrative skyline:** Redevelopment of this site must respond appropriately to the scale of the adjacent properties and the character of this part of Bakers Arms. Generally developing up to a sensitive height of three- to four-storeys, with the potential for up to five-storeys on the south-east corner of the site, would be appropriate. The indicative scenario tested:

- concentrating height towards the south-east corner of the site, away from the sensitive context of the Bakers Arms almshouses,
- height standing just above the chimney line of the surrounding buildings – underlining its limited visual impact.

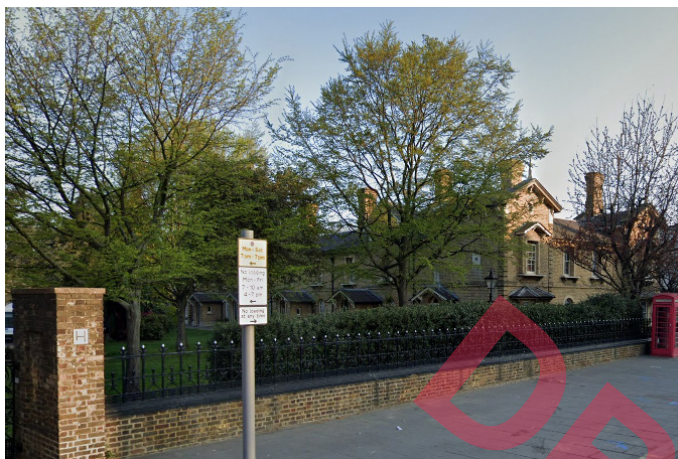
This site allows for a sensitive increase in height due to:

- its location just off a key junction,
- its location within the Bakers Arms and Leyton Green Strategic Location,

Redevelopment of the site must avoid harmful overshadowing that would compromise the comfort and enjoyment of surrounding communal outdoor spaces and private amenity of neighbouring properties. Redevelopment should concentrate any height on the south of the site, stepped away from the sensitive Alms Houses and the green space they face onto.



## Key Views



Key View 01: Lea Bridge Road looking north east

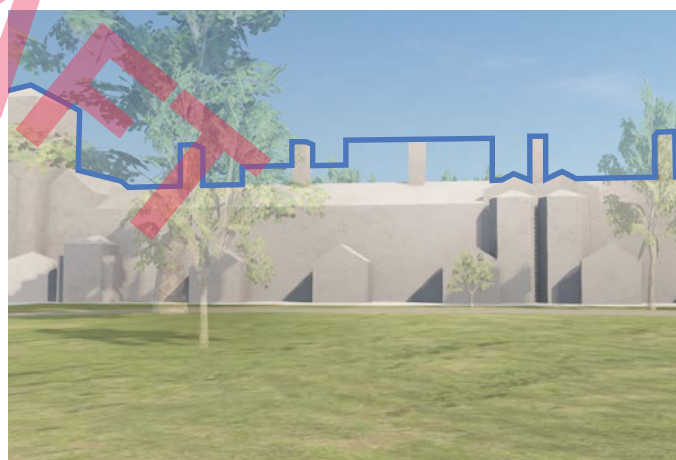
## Illustrative Views



Illustrative Key View 01: Lea Bridge Road looking north east



Key View 02: Bakers Alms House's green looking north east



Illustrative Key View 02: Bakers Alms House's green looking north east



Key View 03: Lea Bridge Road looking north east

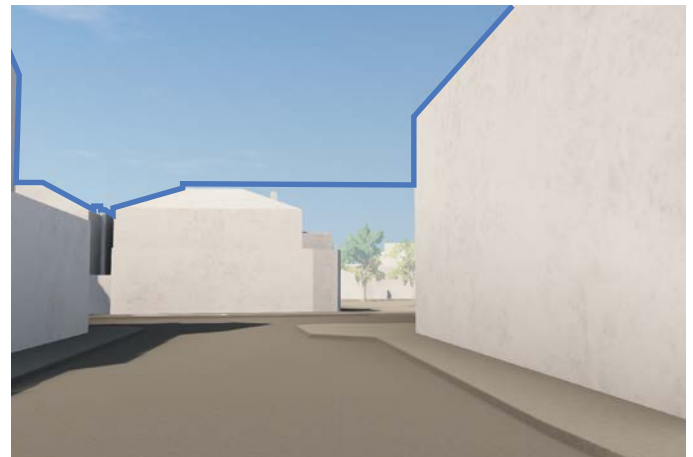


Illustrative Key View 03: Lea Bridge Road looking north east





Key View 04: Bromley Road looking north west



Illustrative Key View 04: Bromley Road looking north west



Key View 05: Lea Bridge Road looking south west



Illustrative Key View 05: Lea Bridge Road looking south west



Key View 06: Poplars Road looking south west



Illustrative Key View 06: Poplars Road looking south west





Key View 07: Hoe Street looking south east



Illustrative Key View 07: Hoe Street looking south east



Key View 08: Bakers Avenue looking east



Illustrative Key View 08: Bakers Avenue looking east

## Summary Table

Site	Character of Intensification	Shoulder heights	Recommended range of heights for Taller Buildings	Recommended range of heights for Tall Buildings
01 Stanley Road Car Park	Reinforcement	2- 5 storeys <i>Illustrative views test</i> 3- 5 storeys	Not appropriate	Not appropriate

# SOUTH WALTHAM FOREST LOW HALL STRATEGIC LOCATION

## 05.13 LOW HALL DEPOT

### Study Site Overview

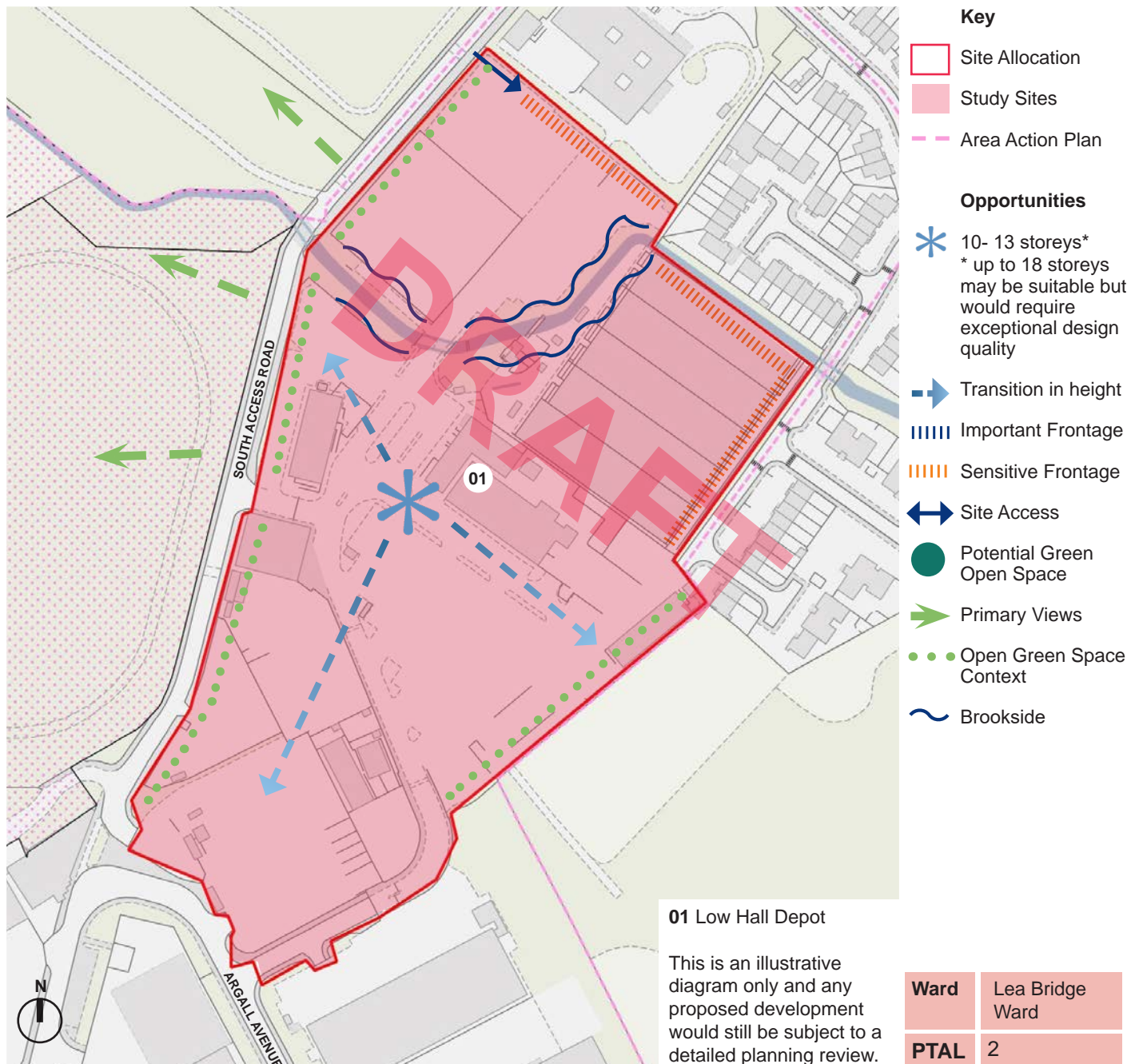


Fig.: Low Hall Depot Street Map

**05.13.1 Location:** This site is located to the south east of South Access Road. It sits within the Low Hall Strategic Location – identified in the draft Local Plan (2020-2035) as a key area for development and investment in the borough. Part of the site is a designated Borough Employment Area (BEA) and a small section is also designate as a Strategic Industrial Location (SIL).

Immediately to the north west are Low Hall Playing Fields, St James' Park and Cheshire Field allotments, which are all designated as Metropolitan Open Land (MOL) and Low Hall Playing Fields are also a Biodiversity Enhancement Site. Bordering the site to the south east is the Flood Meadow, which is designated as a Local Site of Importance for Nature



Conservation (SINC). The south of the site sits partially within the Lee Valley Regional Park. Dagenham Brook runs through the site and the Thames Water Stormwater Tank sits within the site. Bordering the site to the north east is Barn Croft School.

The site is some distance from the nearest train station, but well served by a number of bus routes. As a result, it has a Public Transport Accessibility Level (PTAL) rating of 2, on a scale of 0 (no connectivity) to 6b (high connectivity).

**05.13.2 Context:** The Low Hall site is located at the intersection of several character areas: the Victorian terraces to the north, the post-war residential suburbia to the south east, the vibrant industrial area on the southwest, and the green and blue infrastructure on the north and east. The site context is characterised by low buildings, mostly two- and three-storey terrace houses. A few tall elements play a role in the site's context and contribute to wider scale orientation, these include the 18-storey Motion by Lea Bridge Station and the tall buildings near Walthamstow Central Station. The trees at the edge of St James' Park and the bell tower of Bishop of Barking Church also have a strong influence on the local skyline.

**05.13.3 Opportunities:** Redevelopment of the site offers the opportunity for high quality intensification (transformation), including the provision of a new, modern depot, homes, leisure/ cultural and commercial uses. It also offers the opportunity to create a diverse and dynamic new public realm and enhance connectivity within the surrounding area. Further, there is the opportunity to:

- enhance way-finding and optimise density with landmark buildings to identify central community space and maximise opportunities for long-distance views across the Lea Valley,
- establish a cohesive strategy to activate and connect existing green spaces,
- introduce accessibility to Low Hall Wood and Flood Meadows,
- open up Dagenham Brook as the connective blue spine,
- enhance planting along the riveredge to improve water quality,
- allow for the site's potential to be fully realised.

## Summary of Illustrative Scenario

**05.13.7 Illustrative skyline:** Redevelopment of this site must respond appropriately to the fact it is found within a Strategic Location and its significant, transformative potential, including the delivery of a new depot and commercial space. It is however important that development on this site also responds to the sensitivities in the surrounding context, including the biodiversity of Dagenham Brook, MOL, local SINC and the proximity of existing homes and school. The illustrative scenario therefore tests a general shoulder height across the site of four- to nine-storeys, stepping up to potential buildings of 10- to 13-storeys towards the centre of the site (this study uses 12 and 13-storeys), in the least sensitive location. Up to 18-storeys may be suitable here, but would require exceptional

**05.13.4 Sensitivities:** The following elements of the surrounding context would be sensitive to increased height:

- Local SINC and Metropolitan Open Land,
- Dagenham Brook,
- Barns Croft school to the north east,
- residential properties to the north and north east.

**05.13.5 Key views:** This Skyline Study assesses the impact of an illustrative composition of building heights on the study site in eight key views to review the impact of potential development on these sites on the existing character and townscape of the surrounding context, in long-range, mid-range and immediate views.

**05.13.6 Important borough views:** The site does not sit within any important borough views identified in the LBWF Characterisation and Intensification Study (2019).

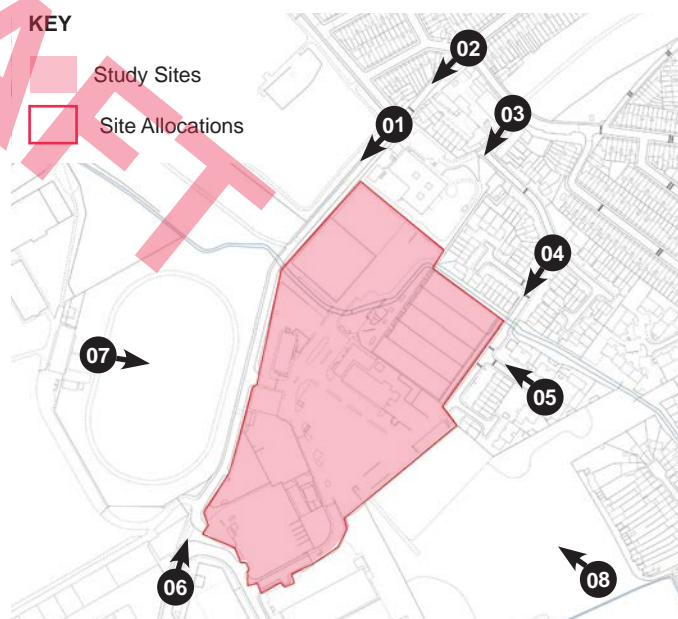


Fig.: Low Hall Depot Key Views

design quality.

Generally, the site allows for such an increase in height due to:

- its location within the Low Hall Strategic Location,
- the generous size of the site, allowing for tall buildings to be located some distance from sensitive settings.

Redevelopment of the site must avoid harmful overshadowing that would compromise the comfort and enjoyment of surrounding public open space, private or communal outdoor spaces and private amenity of any neighbouring properties.

## Key Views



Key View 01: South Access Road looking south west

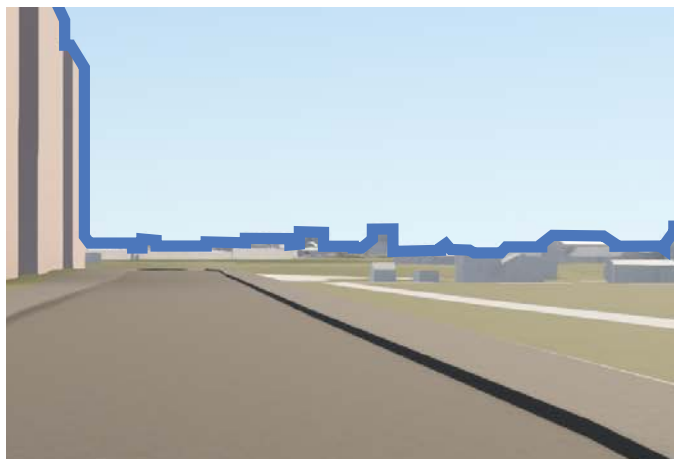


Key View 02: South Access Road looking south west



Key View 03: Brunel Road looking south west

## Illustrative Views




Illustrative Key View 01: South Access Road looking south west



Illustrative Key View 02: South Access Road looking south west



**KEY**  
 Indicative Wireframe

Illustrative Key View 03: Brunel Road looking south west





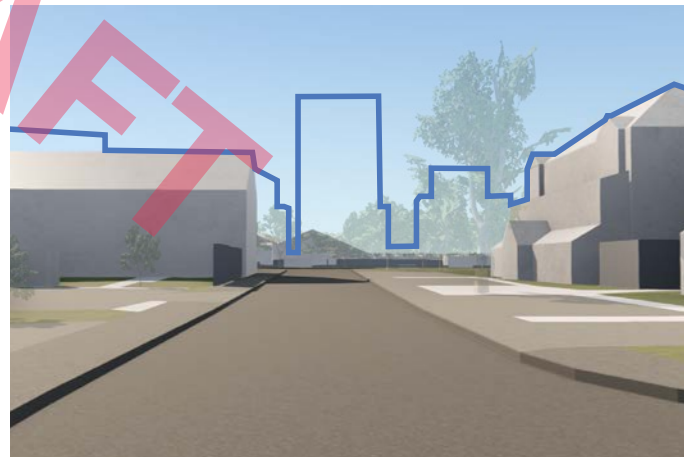
Key View 04: Cockerell Road looking south west



Illustrative Key View 04: Cockerell Road looking south west



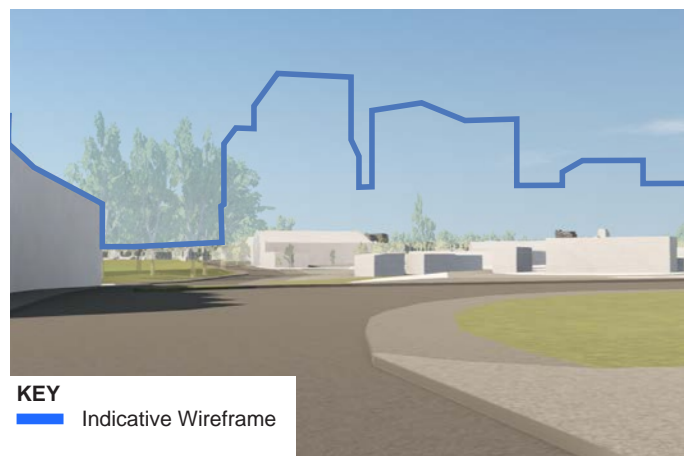
Key View 05: Whittle Close looking north west




Illustrative Key View 05: Whittle Close looking north west



Key View 06: Argall Avenue looking north east



Illustrative Key View 06: Argall Avenue looking north east

**KEY**  
 Indicative Wireframe



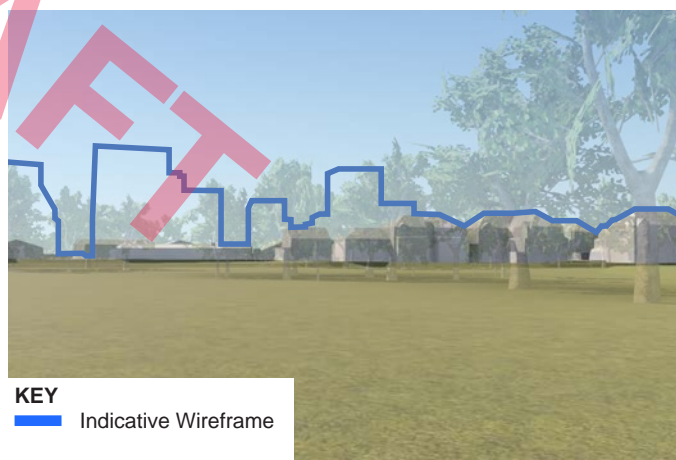
Key View 07: Low Hall Sports Ground looking east




Illustrative Key View 07: Low Hall Sports Ground looking east



Key View 08: Low Hall Farm flood meadows looking north west



KEY  
 Indicative Wireframe

Illustrative Key View 08: Low Hall Farm flood meadows looking north west

## Summary Table

Site	Character of Intensification	Shoulder heights	Recommended range of heights for Taller Buildings	Recommended range of heights for Tall Buildings
01 Low Hall Depot	Transformation	4- 9 storeys <i>Illustrative views test</i> 4- 9 storeys	10- 13* storeys *10- 17 may be suitable but would require exceptional design quality <i>Illustrative views test</i> 12- 13 storeys	*up to 18 storeys may be suitable but would require exceptional design quality <i>Illustrative views do not use</i>



# SOUTH WALTHAM FOREST SOUTH LEYTONSTONE STRATEGIC LOCATION

05.14

## CATHALL LEISURE CENTRE SITE

### Study Site Overview

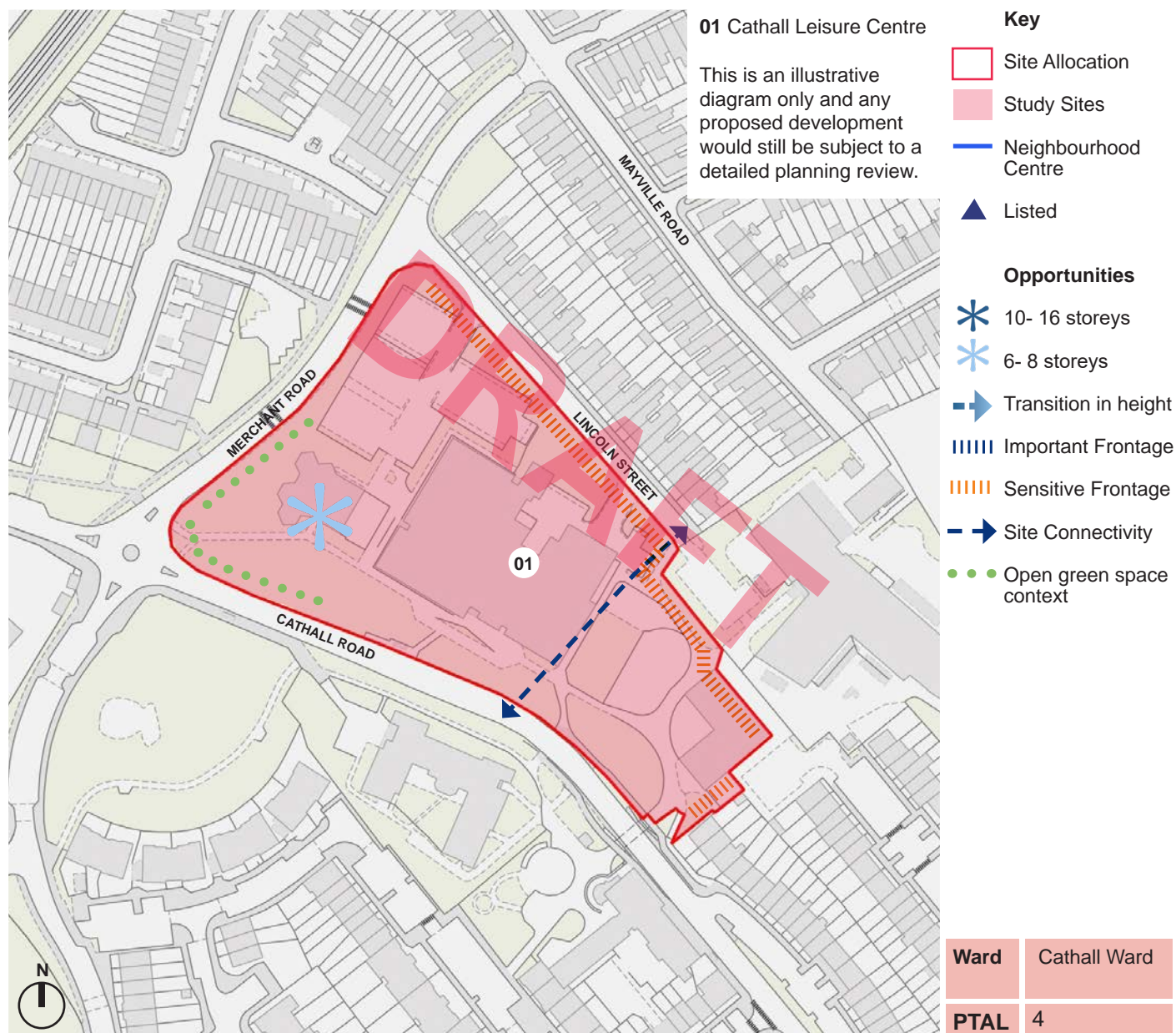


Fig.: Cathall Leisure Centre Street Map

**05.14.1 Location:** This site is to the north of Cathall Road and east of Marchant Road. It is to the west of High Road Leytonstone, but some way south of the Leytonstone District Centre. It is within the South Leytonstone Strategic Location identified in the draft Local Plan (2020-2035) as a key area for development and investment in the borough. The site is currently occupied by the Leytonstone Leisure Centre, Jubilee Community Centre and Epicentre community centre.

**05.14.2 Context:** The site's surrounding context is mainly two-

to four storey residential properties. To the north east, these take the form of traditional street grids of terraced housing, likely dating from 19th- early 20th Century. To the south and west of the site, the surrounding built context is generally more modern, dating from late 20th to early 21st century, with more apartment blocks and building heights of up to five storeys. Immediately to the north of the site is Lincoln Street, with a terrace of two storey residential houses fronting onto the site. To the east is Maryville Primary school. These represent particularly sensitive frontages for the site.

To the south of the site, on the other side of Cathall Road, is Cathall Green, an important local green space that gives an open setting to this part of the site. To the west, across Marchant Road is a play area. There is a number of significant mature trees on the site.

**05.14.3 Opportunities:** Redevelopment of the site offers the opportunity for high-quality intensification (transition) that would include the reprovion of the existing leisure and community uses as well as unlocking space for the provision of new homes and publicly accessible open green space. Further, there is the opportunity to:

- provide a local landmark building to mark the significant corner of Cathall and Marchant Road, and to signify the presence of a civic building in the form of leisure and community uses;
- holistically redesign the site, potentially combining leisure and community uses to allow for the site potential to be fully realised,
- introduce a new footway along the western side of Marchant Road, which is currently hostile and unpleasant for pedestrians.

**05.14.4 Sensitivities:** The following elements of the surrounding context would be sensitive to increased height:

- adjacent residential properties and associated external amenity spaces, particularly along Lincoln Street and Marchant Road;
- the open space at Cathall Green
- the play area on Marchant Road
- Maryville Primary School

**05.14.5 Key views:** This Skyline Study assesses the impact of an illustrative composition of building heights on the study site in eight key views (identified in Figure x.xx) to review the impact of potential development on these sites on the existing character and townscape of the surrounding context, in long-range, mid-range and immediate views.

## Summary of Illustrative Scenario

**05.14.7 Illustrative skyline:** Redevelopment of this site must respond appropriately to the fact it is found within a Strategic Location, its important position within the local streetscape and the potential for uses of a civic nature (e.g. reprovion of leisure and community uses) here. Cathall Green to the south gives a green, open setting that could be successfully marked by step up in building height. The illustrative scenario therefore tests a general shoulder height across the site of three to six storeys, stepping up to eight storeys on the corner of Cathall Road and Marchant Road.

**05.14.6 Important borough views:** The site does not sit within any important borough views identified in the LBWF Characterisation and Intensification Study (2019).

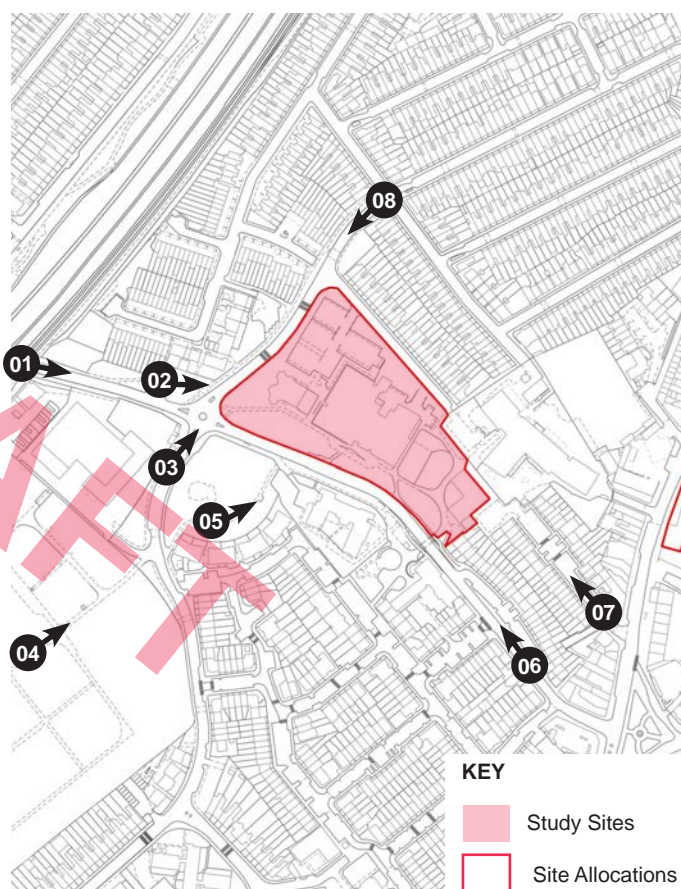


Fig.: Cathall Lelsure Centre Key Views

Generally, the site allows for such an increase in height due to:

- the lack of a sensitive frontage, and open setting to the south western corner of the site,
- its location within the South Leytonstone Strategic Location,
- the potential for uses of a civic nature on the site, warranting a local landmark to aid wayfinding and navigation.

Redevelopment of the site must avoid harmful overshadowing that would compromise the comfort and enjoyment of surrounding public open space, private or communal outdoor spaces and private amenity of any neighbouring properties.



## Key Views



Key View 01: Cathall Road looking south east

## Illustrative Views



Illustrative Key View 01: Cathall Road looking south east



Key View 02: Cathall Road green space looking south east




Illustrative Key View 02: Cathall Road green space looking south east



Key View 03: Hollydown Way looking north east



**KEY**  
 Indicative Wireframe

Illustrative Key View 03: Hollydown Way looking north east



**Key View 04: St Patrick's Catholic Cemetery looking north east**



**Illustrative Key View 04: St Patrick's Catholic Cemetery looking north east**



**Key View 05: Cathall Green looking north east**




**Illustrative Key View 05: Cathall Green looking north east**



**Key View 06: Cathall Road looking north west**



**KEY**  
 Indicative Wireframe

**Illustrative Key View 06: Cathall Road looking north west**





Key View 07: West Street looking north west



Illustrative Key View 07: West Street looking north west



Key View 08: Mayville Road/ Marchant Road looking south west



KEY  
Indicative Wireframe

Illustrative Key View 08: Mayville Road/ Marchant Road looking south west

## Summary Table

Site	Character of Intensification	Shoulder heights	Recommended range of heights for Taller Buildings	Recommended range of heights for Tall Buildings
01 Cathall Leisure Centre	Transition	3- 5 storeys <i>Illustrative views test</i> 3- 5 storeys	6- 8 storeys <i>Illustrative views test</i> 6 & 8 storeys	<i>Not appropriate</i>

# SOUTH WALTHAM FOREST SOUTH LEYTONSTONE STRATEGIC LOCATION

## 05.15

### AVENUE ROAD ESTATE & LANGTHORNE HEALTH CENTRE

#### Study Site Overview

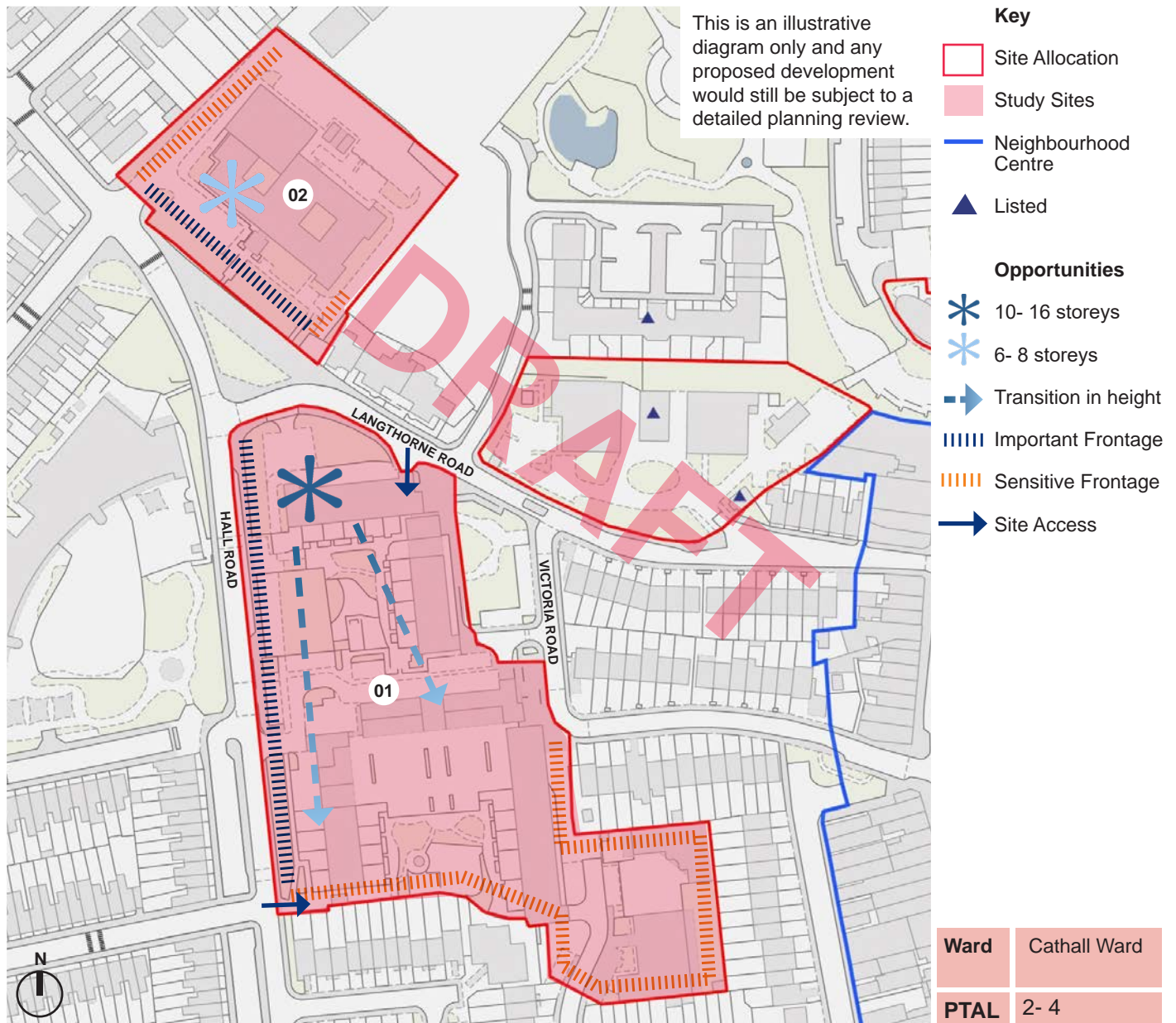


Fig.: Avenue Road and Langthorne Estate Street Map

**05.15.1 Location:** These sites sit to the north and south of the Langthorne Road/ Hall Road junction within the South Leytonstone Strategic Location – identified in the draft Local Plan (2020-2035) as a key area for development and investment in the borough. The Avenue Road site is an estate of 258 homes owned and managed by the London Borough of Waltham Forest (LBWF). All of the blocks, excluding the Snowberry Children's Centre within the Avenue Road site boundary, are nine-storeys in height. The Children's Centre is single storey, with its rear elevations forming the boundary with

the adjoining houses' back gardens. Langthorne Health Centre is a single storey.

The sites are in close proximity to nationally listed heritage assets. To the north and east of the sites are the Grade II Listed Langthorne hospital (formerly West Ham Union Workhouse), and Grade II Listed associated Chapel and Lodge serving the main building.

Due to the size of the site, access to public transport is variable



however, generally it has good transport links - being within walking distance to Leyton underground station. The site has a Public Transport Accessibility Level (PTAL) rating of 2- 4, on a scale of 0 (no connectivity) to 6b (high connectivity).

**05.15.2 Context:** Directly to the south and east is a mainly two-storey 2000's development of houses and three-storey flats. To the west of the site are the fine grain east-west streets of two-storey brick Victorian housing. To the north west, across the road from the site is Downsell Primary School, is a modern single storey sweeping curved building, with its associated open space fronting onto the site

Langthorne Park is located to the north east and includes sports facilities and fitness trail.

**05.15.3 Opportunities:** Redevelopment of the site offers the opportunity for high quality intensification (transition) contributing towards creating a thriving and sustainable neighbourhood. This would include the provision of new homes and medical centre. It also offers the opportunity to create a diverse and dynamic new public realm. Further, there is the opportunity to:

- create a wayfinding landmark at the north- western corner of the Avenue Road site close to public transport,
- reinstate historic routes through the site improving connectivity,
- promote a pedestrian and cycling dominated environment,
- open up vistas across the sites,
- work holistically with other development on adjacent site allocations to create a coherent skyline,
- allow for the sites' potential to be fully realised.

**05.15.4 Sensitivities:** The following elements of the surrounding context would be sensitive to increased height:

- listed heritage assets and their settings,
- Downsell Primary School's outdoor amenity space,
- residential properties to the east, south and west,

## Summary of Illustrative Scenario

**05.13.7 Illustrative skyline:** Redevelopment of the sites must respond appropriately to the fact it is found within a Strategic Location and its transitional potential, including the delivery of a new homes and medical centre. It is however important that development on this site also responds to the sensitivities in the surrounding context, including listed heritage assets and the proximity of existing homes and the adjacent school's amenity space. The illustrative scenario therefore tests a general shoulder height across the sites of three- to five-storeys, stepping up to potential taller buildings of six- to eight-storeys and tall buildings on the Avenue Road site of up to 16-storeys (this study uses 12- and 16-storeys) located towards the north, set away from residential properties to the east, south and west and in close proximity to Leyton underground station.

- Langthorne Park.

**05.15.5 Key views:** This Skyline Study assesses the impact of an illustrative composition of building heights on the study site in 10 key views to review the impact of potential development on these sites on the existing character and townscape of the surrounding context, in long-range, mid-range and immediate views.

**05.1.6 Important borough views:** The site does not sit within an important borough arrival view identified in the LBWF Characterisation and Intensification Study (2019).

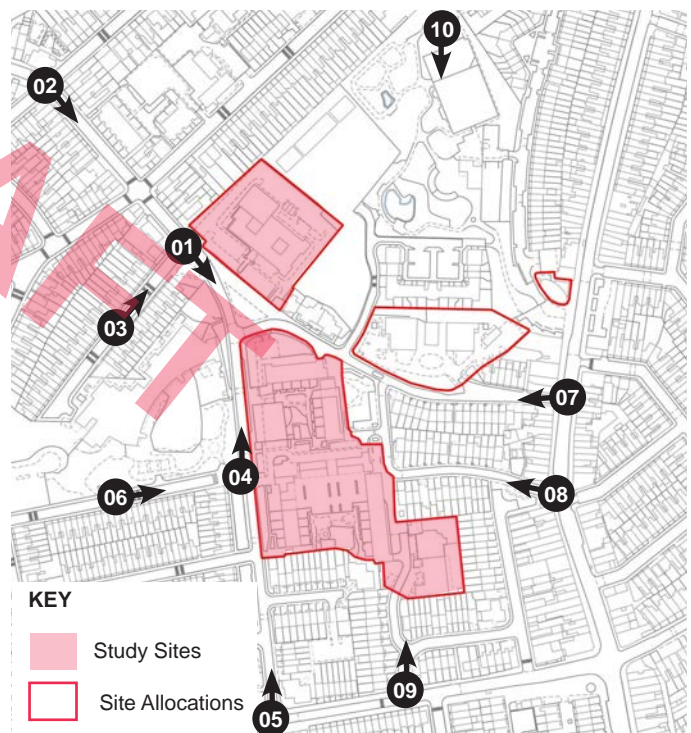


Fig.: Avenue Road Estate and Langthorne Centre Key Views

Generally, the sites allow for an increase in height due to:

- their location within the South Leytonstone Strategic Location,
- the generous size of the Avenue Road site, allowing for tall buildings to be located some distance from sensitive residential settings,
- proximity to Leyton tube station,
- the opportunity to co-ordinate and cluster transitional heights together across the two study sites to create a cohesive new skyline.

Redevelopment of the site must avoid harmful overshadowing that would compromise the comfort and enjoyment of surrounding public open space, private or communal outdoor spaces and private amenity of any neighbouring properties.

## Key Views



Key View 01: Langthorne Road looking south east

## Illustrative Views



Illustrative Key View 01: Langthorne Road looking south east



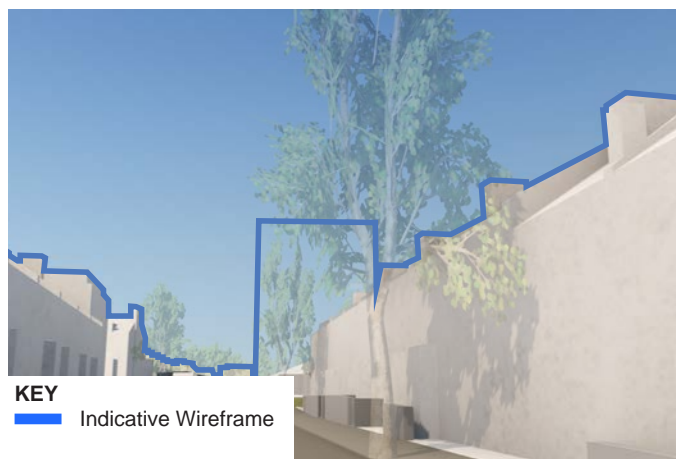
Key View 02: Langthorne Road looking south east



Illustrative Key View 02: Langthorne Road looking south east



Key View 03: Brierley Road looking north east



**KEY**  
Indicative Wireframe

Illustrative Key View 03: Brierley Road looking north east





Key View 04: Hall Road looking north



Illustrative Key View 04: Hall Road looking north



Key View 05: Hall Road looking north



Illustrative Key View 05: Hall Road looking north



Key View 06: Downsell Road looking east



Illustrative Key View 06: Downsell Road looking east



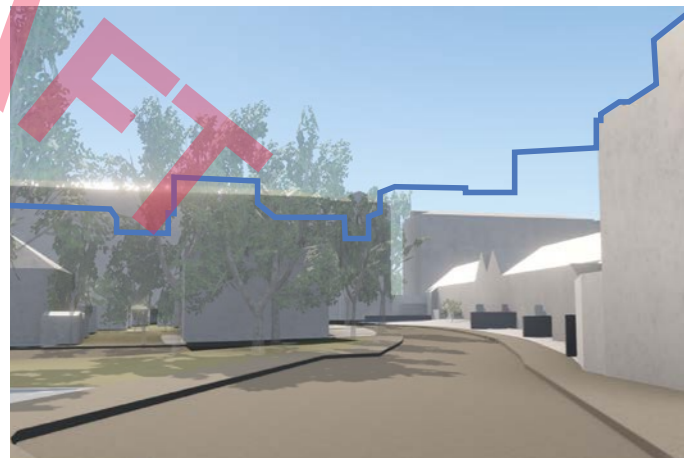
Key View 07: Thorne Close looking west



Illustrative Key View 07: Thorne Close looking west



Key View 08: Victoria Road looking west




Illustrative Key View 08: Victoria Road looking west



Key View 09: Oakland Road looking north



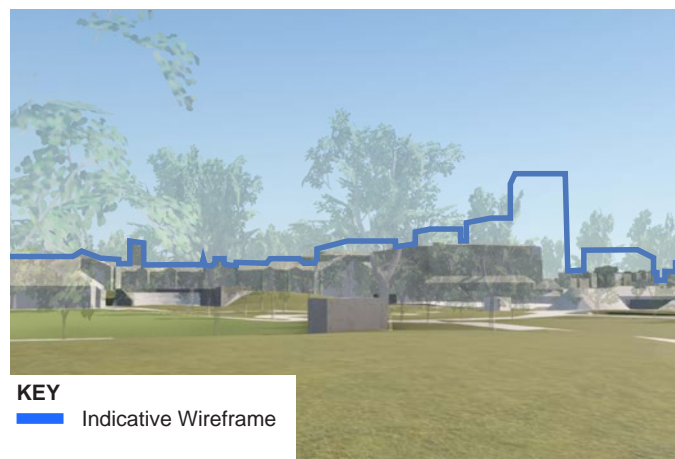
Illustrative Key View 09: Oakland Road looking north

**KEY**  
 Indicative Wireframe





Key View 10: Langthorne Park looking south



Illustrative Key View 10: Langthorne Park looking south

## Summary Table

Site	Character of Intensification	Typical Buildings heights	Recommended range of heights for Taller Buildings	Recommended range of heights for Tall Buildings
<b>01</b> Avenue Road Estate	Transition	3- 5 storeys <i>Illustrative views test</i> 3- 5 storeys	6- 8 storeys <i>Illustrative views test</i> 6- 8 storeys	10- 16 storeys <i>Illustrative views test</i> 12 & 16 storeys
<b>02</b> Langthorne Centre	Transition	3- 5 storeys <i>Illustrative views test</i> 3- 4 storeys	6- 8 storeys <i>Illustrative views test</i> 8 storeys	Not appropriate

---

DRAFT

[This page intentionally left blank]



## 06. APPENDICES

---

DRAFT

## APPENDICES

### 06.1

#### APPENDIX 01: SUMMARY TABLES

##### North Waltham Forest Study Sites

Strategic Location	Study Sites	Ward	Intensification Approach	Appropriate Building Heights
North Chingford Strategic Location	Royal Epping Forest Golf Course	Chingford Green Ward	Reinforcement	2- 6 storeys
	North City Motors, North Chingford	Chingford Green Ward	Reinforcement	2- 4 storeys
	Chingford Library and Assembly Hall	Chingford Green Ward	Reinforcement	2- 6 storeys
	Budgens & Gresham Works	Chingford Green Ward	Reinforcement	2- 4 storeys
Chingford Mount Strategic Location	Former South Chingford Library	Valley Ward	Reinforcement	2- 6 storeys
	Sainsbury's, Hall Lane	Valley Ward	Reinforcement	1- 6 storeys
	Albert Corner	Larkswood Ward	Transition	2- 6* storeys *up to 9 storeys may be suitable but would require exceptional design quality
Highams Park Strategic Location	472- 510 Larkshall Road and James Yard	Hales End and Highams Park Ward	Transition	4- 8 storeys
	Highams Park Industrial Estate LSIS	Hales End and Highams Park Ward	Transition	3- 8 storeys
Sewardstone Road Strategic Location	Motorpoint, Sewardstone Road	Chingford Green Ward	Transition	3- 15* storeys *up to 17 storeys may be appropriate but would require exceptional design quality.
	Lea Valley Motor Company	Chingford Green Ward	Reinforcement	2- 5 storeys
	60- 74 Sewardstone Road	Chingford Green Ward	Reinforcement	2- 7 storeys



## Central Waltham Forest Study Sites

Strategic Location	Study Site	Ward	Intensification Approach	Appropriate Building Heights
Walthamstow Town Centre Strategic Location	The Mall Walthamstow	High Street Ward	Transformation	2- 34 storeys
	Walthamstow Central Bus Station	High Street Ward	Transformation	3- 24 storeys
	St James Quarter	Markhouse Ward	Transition	3- 16 storeys
Forest Road Corridor Strategic Location	Stirling House, Willow House and Homebase, Forest Road	Chapel End Ward	Transformation	3- 21 storeys
	Wood Street Family and Homes Hub	Wood Street Ward	Reinforcement	3- 6* storeys *up to 9 storeys may be suitable but would require exceptional design quality
	Fellowship Square	Chapel End Ward	Transformation	3- 5 storeys* *up to 9 storeys may be suitable but would require exceptional design quality
Blackhorse Lane Strategic Location	Blackhorse Lane SIL	Higham Hill and St James	Transformation	4- 27 storeys

## South Waltham Forest Study Sites

Strategic Location	Study Site	Ward	Intensification Approach	Appropriate Building Heights
Lea Bridge & Church Lane Strategic Location	Gas Holders	Lea Bridge Ward	Transformation	3- 18 storeys
	Lea Bridge Station Sites	Lea Bridge Ward	Transformation	3- 26 storeys
	Estate Way	Lea Bridge Ward	Transition	3- 13 storeys* *up to 16 storeys may be suitable but would require exceptional design quality
Leyton Strategic Location	Leyton Mills Retail Park	Leyton Ward	Transformation	3- 28 storeys
	New Spital Fields Market	Leyton Ward	Transformation	3- 30 storeys
	Bywaters	Leyton Ward	Transformation	3- 18 storeys
Leytonstone Town Centre Strategic Location	Tesco, Leytonstone	Leytonstone Ward	Transformation	4- 28 storeys
	Matalan, Leytonstone	Leytonstone Ward	Transition	3- 14 storeys
	Church Lane Car Park, Leytonstone	Leytonstone Ward	Transition	3- 12 storeys
	Joseph Ray Road	Leytonstone Ward	Transformation	3- 20 storeys
Whipps Cross Strategic Location	Whipps Cross University Hospital	Forest Ward	Transformation	3- 17 storeys* *up to 18 storeys may be suitable but would require exceptional design quality
Bakers Arms and Leyton Green Strategic Location	Leyton Bus Depot	Forest Ward	Transformation	3- 18 storeys
	Tesco, Bakers Arms	Lea Bridge Ward	Transition	3- 14 storeys
	Leyton Leisure Lagoon	Leytonstone Ward	Transition	2- 14 storeys
	Stanley Road Car Park	Lea Bridge Ward	Reinforcement	2- 5 storeys
Low Hall Strategic Location	Low Hall Depot	Markhouse Ward	Transformation	4- 13 storeys* *up to 18 storeys may be suitable but would require exceptional design quality



---

South Leytonstone Strategic Location	Cathall Road Sites	Cathall Ward	Transition	3- 8 storeys
	Avenue Road Estate	Cathall Ward	Transition	3- 16 storeys
	Langthorne Centre	Cathall Ward	Transition	3- 8 storeys

DRAFT